



What you need to know about Transit-Oriented Area (TOA) By-law and Provincial Legislation

In December 2023, the Province passed [Bill 47](#), directing local governments to designate areas near rapid transit stations (SkyTrain stations and bus exchanges) as Transit-Oriented Areas (TOAs). In June 2024, the City passed the [Transit-Oriented Areas Designation By-law](#) which aligns with the new legislations and governs land use within TOAs. In addition, Council approved a [Transit-Oriented Areas Rezoning Policy](#), which helps guide rezoning enquiries and applications., which helps guide rezoning enquiries and applications.

If you live in a TOA or are a property owner interested in what changes can happen in a TOA, here's what you need to know.

Frequently Asked Questions:

Why are these changes taking place?

As our city grows and the transit network expands with projects like the Broadway Subway, there is an opportunity to shape growth and develop complete, connected neighbourhoods around transit hubs, with services, amenities, transit connections and housing all within a short distance. This also reduces personal vehicle use and greenhouse gas emissions, leading to a greener future.

How many TOAs are there in Vancouver? How do I find out if a property is in a TOA?

The TOA By-law designates 29 areas near rapid transit stations as TOAs. You can refer to the list below for the locations of all 29 TOAs.

- 29th Avenue Station
- Arbutus Station
- Bridgeport Station
- Broadway – City Hall Station
- Burrard Station
- Vancouver City Centre station
- Main Street – Science World Station
- Marine Drive Station
- Mount Pleasant Station
- Nanaimo Station
- Oak – VGH Station
- Oakridge – 41st Avenue Station
- Olympic Village Station

- Commercial – Broadway Station
- Dunbar Loop Exchange
- Gilmore Station
- Great Northern Way – Emily Carr Station
- Joyce – Collingwood Station
- King Edward Station
- Kootenay Loop Exchange
- Langara – 49th Avenue Station
- Renfrew Station
- Rupert Station
- South Granville Station
- Stadium – Chinatown Station
- VCC – Clark Station
- Waterfront Station
- Yaletown – Roundhouse Station

TOAs are defined as areas within 800 metres of a rapid transit station and 400 metres of a bus exchange. To determine whether a specific property falls within a TOA, you can refer to the maps in the [TOA By-law..](#)

Does this mean all properties in TOAs have been rezoned?

No. The TOA By-law provides guidance on zoning but is not itself a rezoning. Landowners need to apply to rezone their property if they would like to increase height and/or density under the [TOA Rezoning Policy](#).

Under Bill 47, do all new developments that meet the height and/or density requirements have to be approved?

No. While the City can't reject an application in a TOA based on height and/or density alone, the City can still reject a rezoning application based on other planning and city building principles included in other Council-approved policies, such as heritage preservation.

What are the heights and densities in TOAs?

- For SkyTrain stations:
 - Tier 1 – within 200m = Up to 20 storeys or up to 5.5 FSR
 - Tier 2 – within 400m = Up to 12 storeys or up to 4.0 FSR
 - Tier 3 – within 800m Tier = Up to 8 storeys or up to 3.0 FSR
- For bus exchanges:
 - Tier 1 – within 200m = Up to 12 storeys or up to 4.0 FSR
 - Tier 2 – within 400m Tier = Up to 8 storeys, or up to 3.0 FSR

Will rental housing or below-market rental housing be required in new developments? What about parking?

The [TOA Rezoning Policy](#) focuses new opportunities under the provincial heights and densities on market rental, below-market rental, and non-market rental housing.

Proposals seeking to maximize the height and density in all tiers will be required to either:

- Secure 100% of the residential floor area as rental housing, with a minimum 20% permanently secured as below-market rental; or
- Deliver 20% of the residential floor area to the City as social housing.

In all tiers, the policy will also support applications for low-rise market rental developments of 4- or 5-storeys, and 6-storeys with 20% below-market rental.

Under the legislation, the City cannot set residential off-street parking minimums in TOAs, except for parking for people with disabilities. However, property developers can still choose to include parking on site.

Can land outside of a TOA be assembled with land inside a TOA?

If the boundary of a TOA crosses a parcel of land, the parcel is considered within the TOA. For land assemblies of parcels both inside and outside a TOA boundary, the assembly must have taken place prior to the adoption of the TOA By-law on June 26, 2024, to be considered within the TOA

Is existing rental housing protected? What happens if my rental building is being redeveloped?

City rental protection and replacement policies continue to apply, and enhanced tenant relocation and protection policies following the requirements of the Broadway Plan applies to all applications considered under the [TOA Rezoning Policy](#). You can refer to the policy for more information.

How can I find out what can be built on a property within a TOA?

You can review the TOA By-law and confirm which TOA the property is in and which Tier it falls under. Note that some TOAs have overlapping areas and the Tier with the highest height and density applies. You can then check the [TOA Rezoning Policy](#) to determine requirements for housing, commercial, etc. If you have any questions, you can contact the Rezoning Centre, rezoning@vancouver.ca.

Additional Resources

- **City of Vancouver Planning Department:**
 - [Website](#)
 - Check here to find your zoning district, make a zoning enquiry, and apply for a rezoning.
 - For new applications, please contact: rezoning@vancouver.ca
 - For existing applications, please work with your assigned rezoning planner.

- **Provincial Government Resources:**
 - [Website](#)
 - Check here for information on provincial TOA legislation, sustainability goals, and funding opportunities.